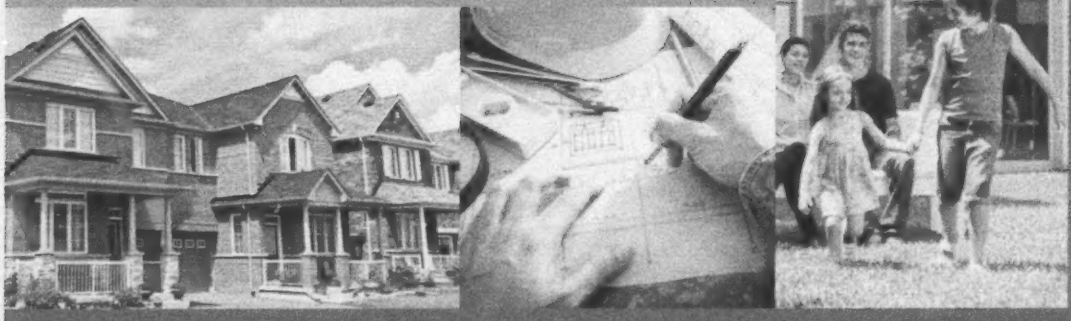
HOUSING MARKET INFORMATION

HOUSING NOW TABLES

Kitchener-Cambridge-Waterloo and Guelph CMAs

Date Released: Fourth Quarter 2015



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Publication Update!

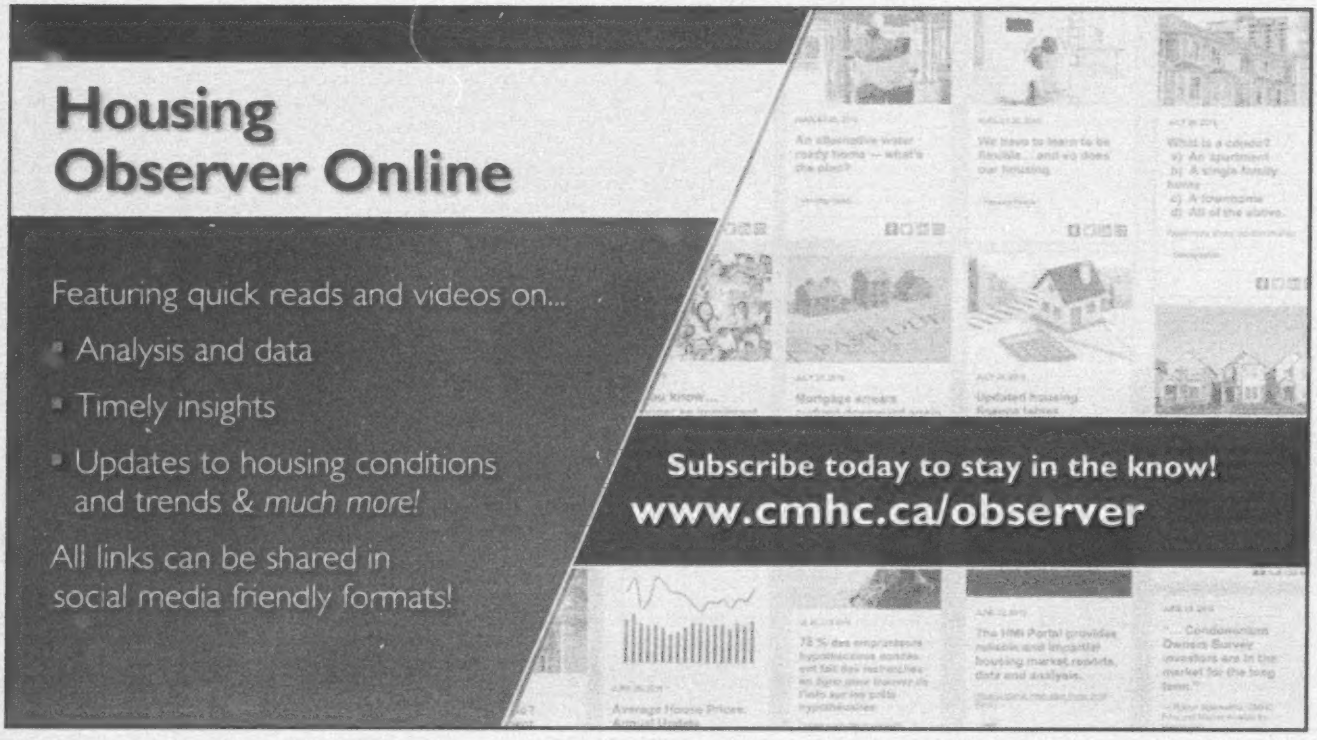
CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insights***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insights*** will be released shortly.

SUBSCRIBE NOW!

Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at www.cmhc.ca/housingmarketinformation. View, print, download or subscribe to get market information e-mailed to you on the day it is released. CMHC's electronic suite of national standardized products is available for free.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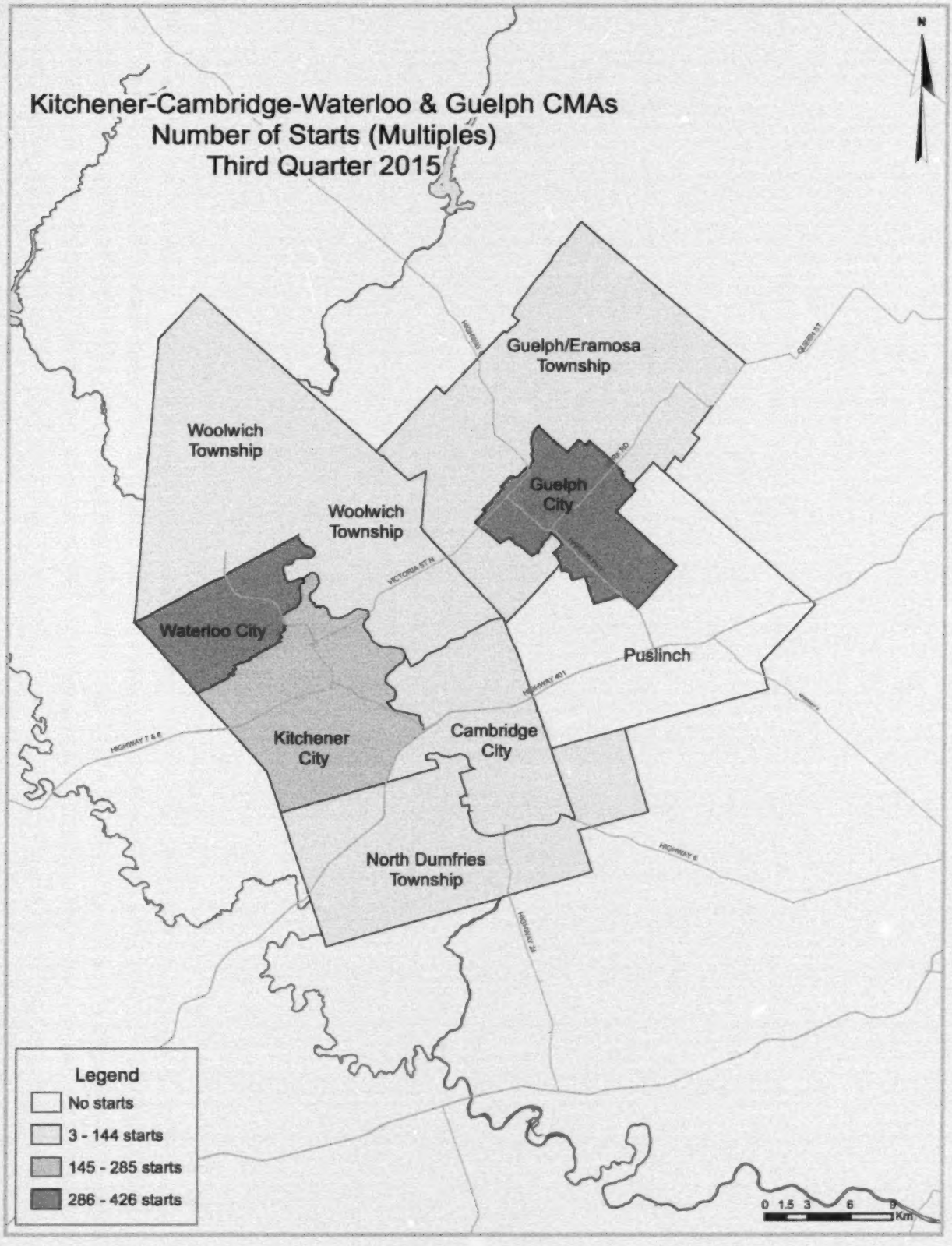
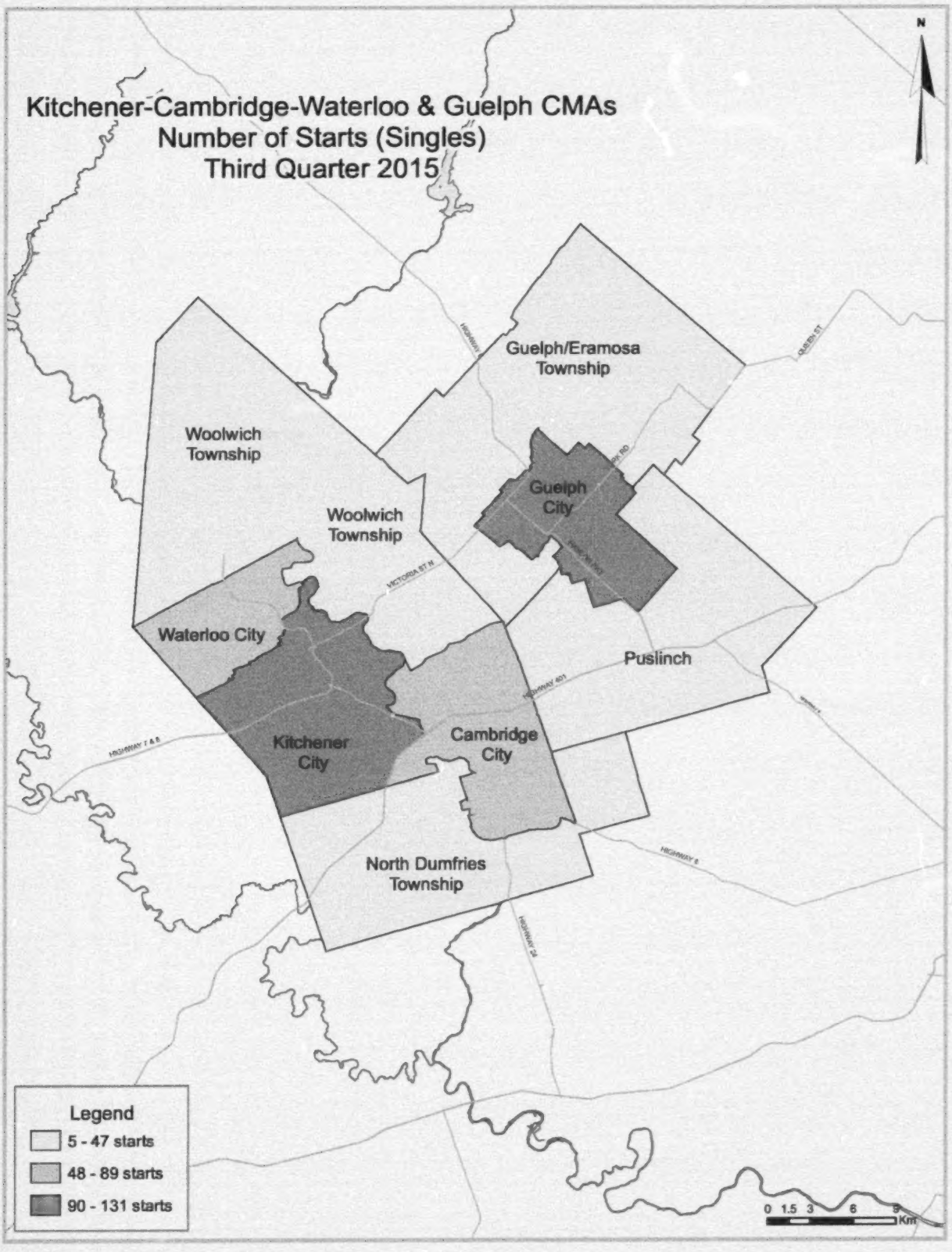
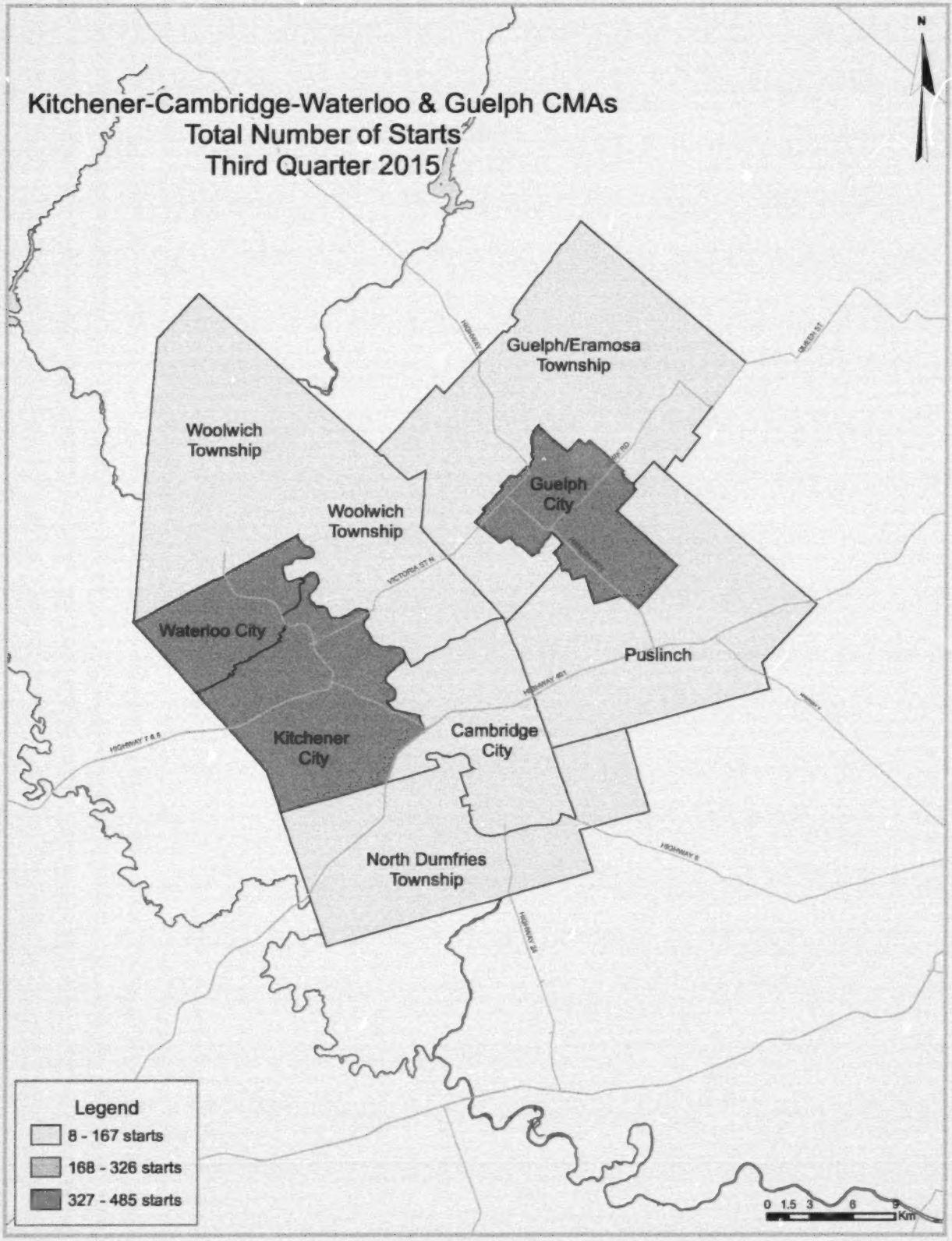
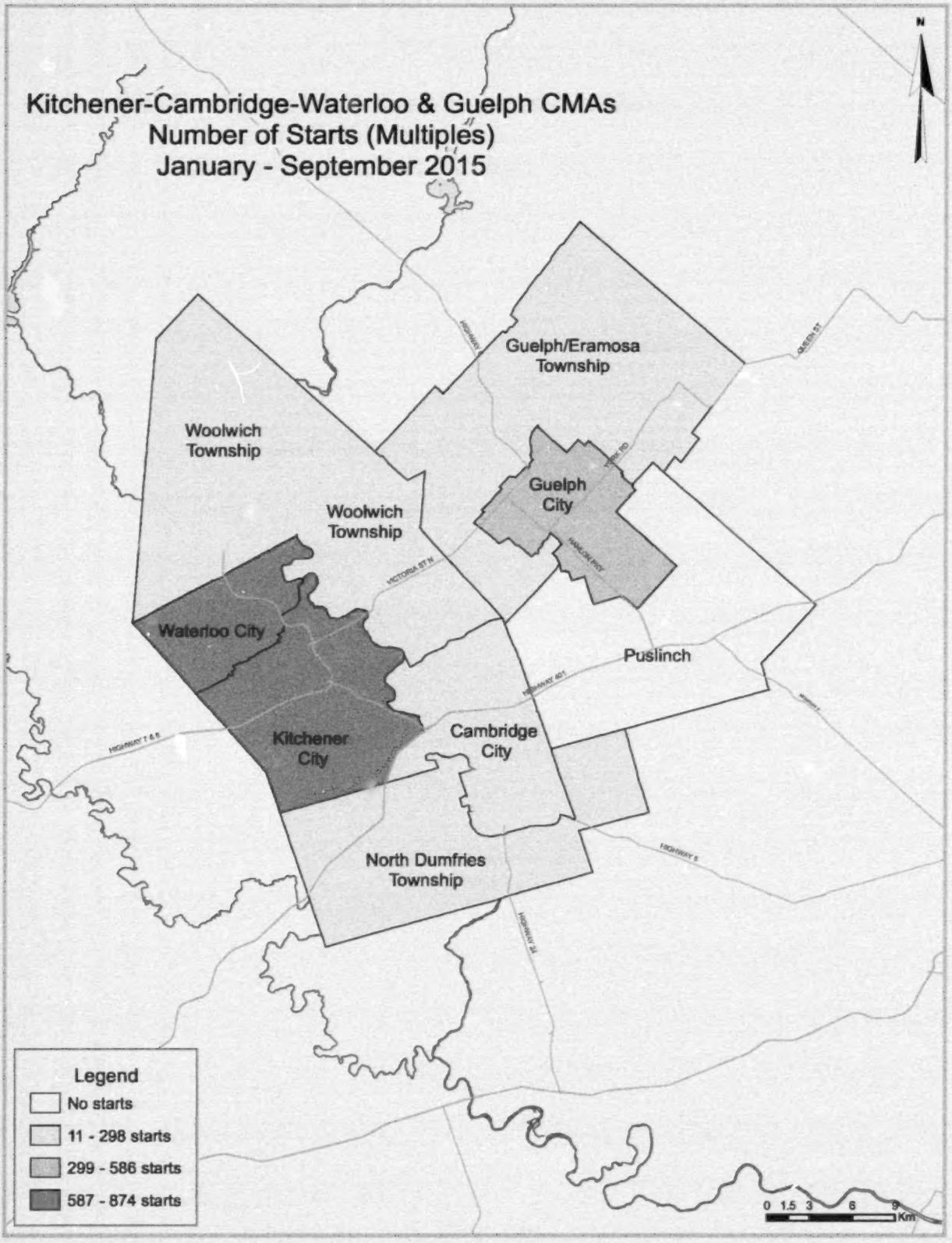
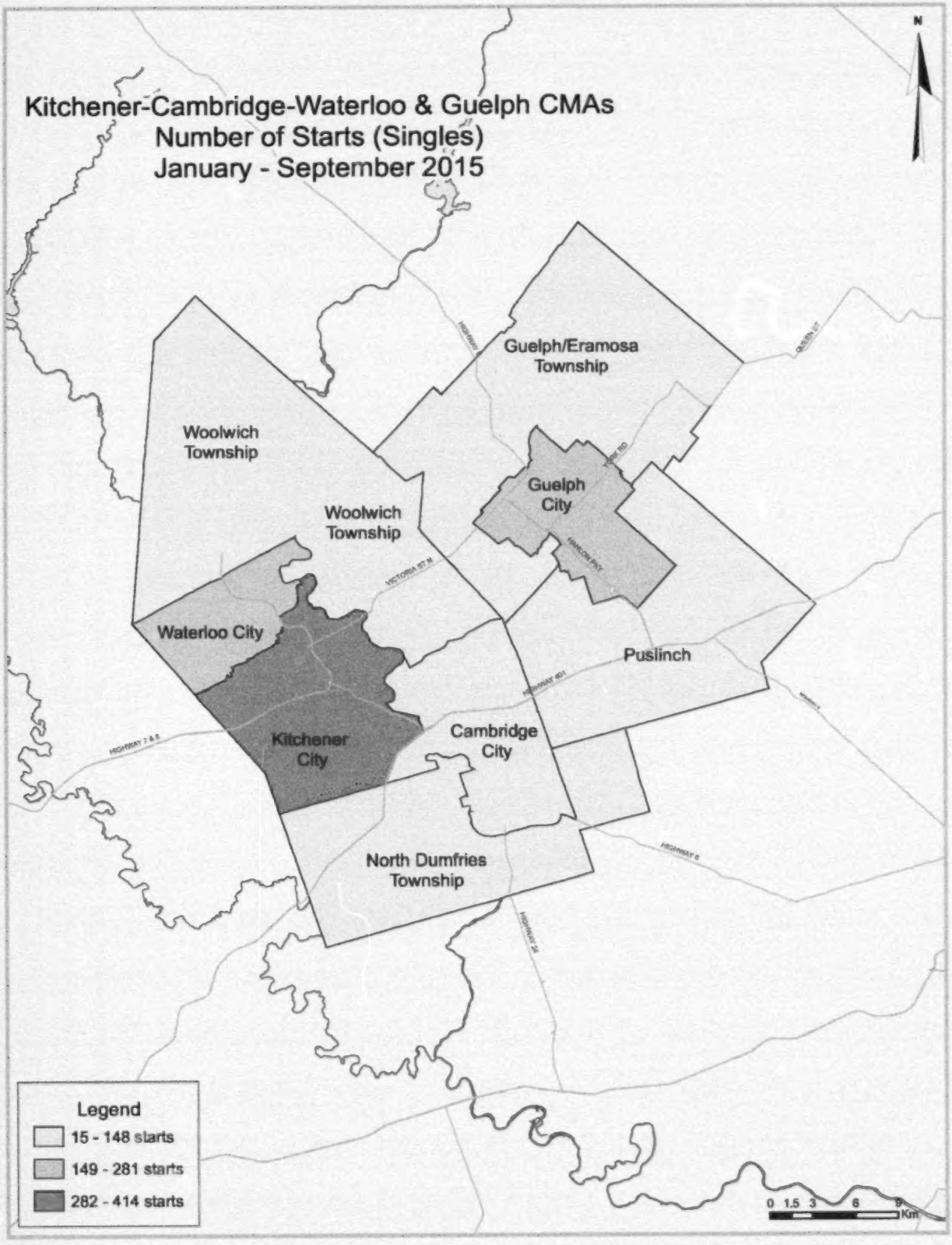
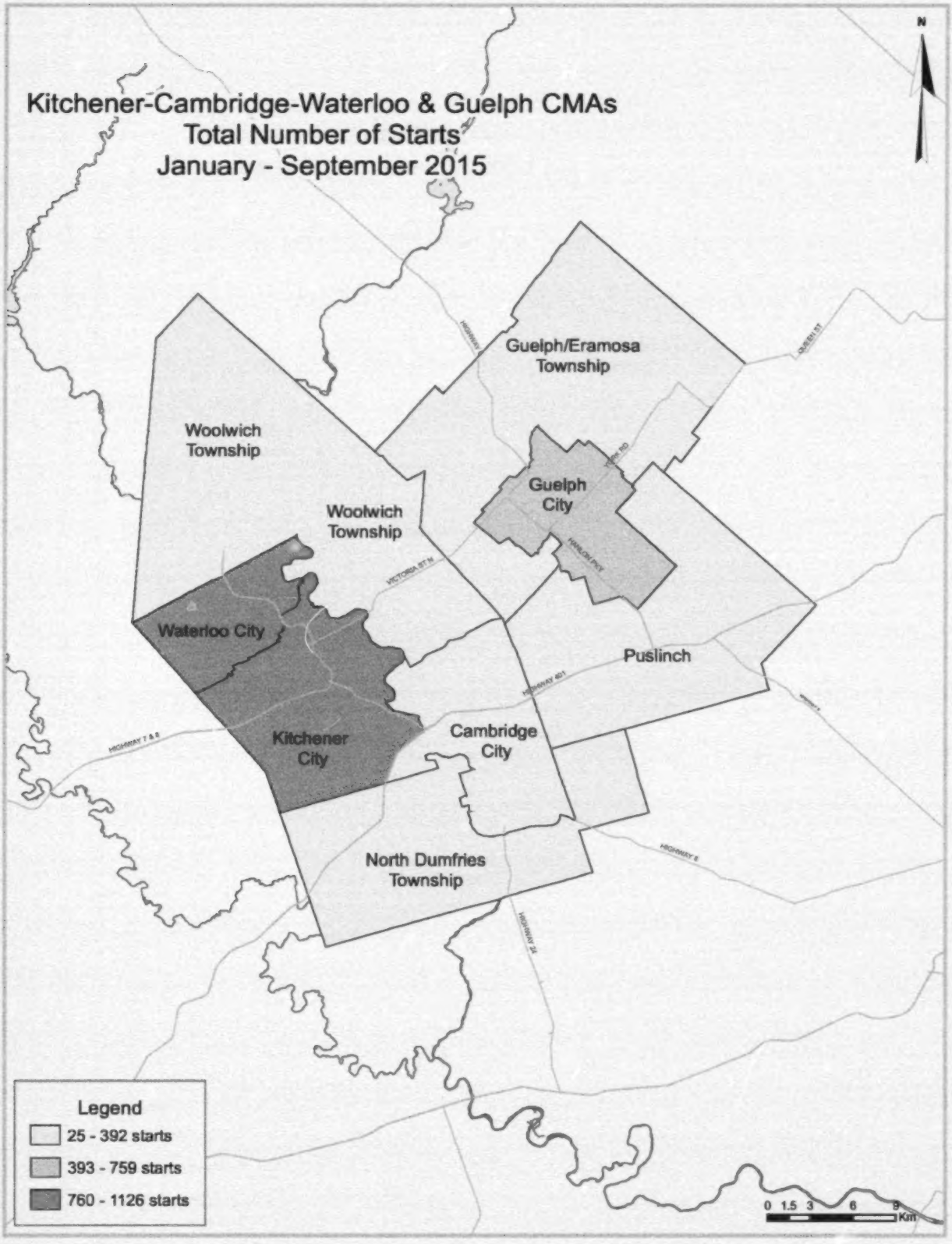

Kitchener-Cambridge-Waterloo & Guelph CMAs
Number of Starts (Multiples)
Third Quarter 2015
N
Guelph/Eramosa Township
Woolwich Township
Woolwich Township
Guelph City
Waterloo City
Puslinch
Kitchener City
Cambridge City
North Dumfries Township
HIGHWAY 401
VICTORIA ST N
HIGHWAY 7 & 6
HIGHWAY 6
HIGHWAY 24
Legend
No starts
3 - 144 starts
145 - 285 starts
286 - 426 starts
0 1.5 3 6 9
Km


Kitchener-Cambridge-Waterloo & Guelph CMAs
Number of Starts (Singles)
Third Quarter 2015
N
Guelph/Eramosa Township
Woolwich Township
Woolwich Township
Guelph City
Waterloo City
Puslinch
Kitchener City
Cambridge City
North Dumfries Township
HIGHWAY 7 & 8
HIGHWAY 401
HIGHWAY 6
HIGHWAY 24
VICTORIA ST N
QUEEN ST
Legend
5 - 47 starts
48 - 89 starts
90 - 131 starts
0 1.5 3 6 9 Km


Kitchener-Cambridge-Waterloo & Guelph CMAs
Total Number of Starts
Third Quarter 2015
N
Guelph/Eramosa Township
Woolwich Township
Woolwich Township
Guelph City
Waterloo City
Puslinch
Kitchener City
Cambridge City
North Dumfries Township
Legend
8 - 167 starts
168 - 326 starts
327 - 485 starts
0 1.5 3 6 9
Km


Kitchener-Cambridge-Waterloo & Guelph CMAs
Number of Starts (Multiples)
January - September 2015
N
Guelph/Eramosa Township
Woolwich Township
Woolwich Township
Guelph City
Waterloo City
Puslinch
Kitchener City
Cambridge City
North Dumfries Township
HIGHWAY 401
HIGHWAY 7 & 8
HIGHWAY 6
HIGHWAY 24
QUEEN ST
VICTORIA ST N
HANLON PKWY
Legend
No starts
11 - 298 starts
299 - 586 starts
587 - 874 starts
0 1.5 3 6 9
Km


Kitchener-Cambridge-Waterloo & Guelph CMAs
Number of Starts (Singles)
January - September 2015
N
Guelph/Eramosa Township
Woolwich Township
Woolwich Township
Guelph City
Waterloo City
Puslinch
Kitchener City
Cambridge City
North Dumfries Township
HIGHWAY 7 & 8
HIGHWAY 401
HIGHWAY 6
HIGHWAY 24
VICTORIA ST N
HANLON PKY
Legend
15 - 148 starts
149 - 281 starts
282 - 414 starts
0 1.5 3 6 9
Km


Kitchener-Cambridge-Waterloo & Guelph CMAs
Total Number of Starts
January - September 2015
N
Guelph/Eramosa Township
Woolwich Township
Woolwich Township
Guelph City
Waterloo City
Puslinch
Kitchener City
Cambridge City
North Dumfries Township
Legend
25 - 392 starts
393 - 759 starts
760 - 1126 starts
0 1.5 3 6 9
Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) Third Quarter 2015								
Kitchener CMA[1]	Annual		Monthly SAAR			Trend[2]		
	2013	2014	July 2015	Aug. 2015	Sept. 2015	July 2015	Aug. 2015	Sept. 2015
Single-Detached	690	869	939	776	837	933	908	909
Multiples	1,150	3,581	1,752	2,904	4,500	1,998	2,430	2,476
Total	1,840	4,450	2,691	3,680	5,337	2,931	3,338	3,385
	Quarterly SAAR		Actual			YTD		
	2015 Q2	2015 Q3	2014 Q3	2015 Q3	% change	2014 Q3	2015 Q3	% change
Single-Detached	960	875	321	252	-21.5%	660	703	6.5%
Multiples	1,900	3,052	1,003	763	-23.9%	2,368	1,739	-26.6%
Total	2,860	3,927	1,324	1,015	-23.3%	3,028	2,442	-19.4%

Table 1: Housing Starts (SAAR and Trend) Third Quarter 2015								
Guelph CMA[1]	Annual		Monthly SAAR			Trend[2]		
	2013	2014	July 2015	Aug. 2015	Sept. 2015	July 2015	Aug. 2015	Sept. 2015
Single-Detached	198	204	475	355	366	347	364	382
Multiples	692	860	816	2,772	432	546	988	1,032
Total	890	1,064	1,291	3,127	798	893	1,352	1,414
	Quarterly SAAR		Actual			YTD		
	2015 Q2	2015 Q3	2014 Q3	2015 Q3	% change	2014 Q3	2015 Q3	% change
Single-Detached	406	381	66	120	81.8%	165	287	73.9%
Multiples	724	1,340	686	335	-51.2%	797	555	-30.4%
Total	1,130	1,721	752	455	-39.5%	962	842	-12.5%

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Detailed data available upon request

Table 1.1a: Housing Activity Summary of Kitchener-Cambridge-Waterloo CMA
Third Quarter 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q3 2015	252	10	179	0	35	150	0	389	1,015
Q3 2014	321	16	59	0	24	666	10	228	1,324
% Change	-21.5	-37.5	**	n/a	45.8	-77.5	-100.0	70.6	-23.3
Year-to-date 2015	703	28	326	0	76	462	11	836	2,442
Year-to-date 2014	659	26	265	0	118	933	20	1,007	3,028
% Change	6.7	7.7	23.0	n/a	-35.6	-50.5	-45.0	-17.0	-19.4
UNDER CONSTRUCTION									
Q3 2015	431	22	326	0	89	2,309	15	1,185	4,377
Q3 2014	400	24	133	0	176	1,295	14	1,984	4,026
% Change	7.8	-8.3	145.1	n/a	-49.4	78.3	7.1	-40.3	8.7
COMPLETIONS									
Q3 2015	226	10	79	0	26	287	0	1,053	1,681
Q3 2014	202	0	45	0	27	200	1	127	602
% Change	11.9	n/a	75.6	n/a	-3.7	43.5	-100.0	**	179.2
Year-to-date 2015	634	30	170	2	97	406	9	1,437	2,785
Year-to-date 2014	493	16	224	2	115	296	22	316	1,484
% Change	28.6	87.5	-24.1	0.0	-15.7	37.2	-59.1	**	87.7
COMPLETED & NOT ABSORBED									
Q3 2015	89	2	30	0	13	66	n/a	n/a	200
Q3 2014	140	2	17	0	16	19	n/a	n/a	194
% Change	-36.4	0.0	76.5	n/a	-18.8	**	n/a	n/a	3.1
ABSORBED									
Q3 2015	245	10	73	1	28	248	n/a	n/a	605
Q3 2014	203	1	63	0	34	191	n/a	n/a	492
% Change	20.7	**	15.9	n/a	-17.6	29.8	n/a	n/a	23.0
Year-to-date 2015	678	30	155	2	111	372	n/a	n/a	1,348
Year-to-date 2014	483	16	226	2	115	303	n/a	n/a	1,145
% Change	40.4	87.5	-31.4	0.0	-3.5	22.8	n/a	n/a	17.7

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1b: Housing Activity Summary of Guelph CMA Third Quarter 2015									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q3 2015	119	8	49	1	63	89	0	126	455
Q3 2014	64	26	21	2	27	420	0	192	752
% Change	85.9	-69.2	133.3	-50.0	133.3	-78.8	n/a	-34.4	-39.5
Year-to-date 2015	284	22	149	3	103	89	0	192	842
Year-to-date 2014	163	48	72	2	32	436	0	209	962
% Change	74.2	-54.2	106.9	50.0	**	-79.6	n/a	-8.1	-12.5
UNDER CONSTRUCTION									
Q3 2015	184	24	173	4	144	312	0	372	1,213
Q3 2014	122	42	68	2	63	770	0	209	1,276
% Change	50.8	-42.9	154.4	100.0	128.6	-59.5	n/a	78.0	-4.9
COMPLETIONS									
Q3 2015	102	16	17	0	12	215	0	0	362
Q3 2014	50	22	5	1	51	183	0	18	330
% Change	104.0	-27.3	**	-100.0	-76.5	17.5	n/a	-100.0	9.7
Year-to-date 2015	187	32	61	1	30	523	0	23	857
Year-to-date 2014	127	54	10	3	128	211	0	19	552
% Change	47.2	-40.7	**	-66.7	-76.6	147.9	n/a	21.1	55.3
COMPLETED & NOT ABSORBED									
Q3 2015	12	2	1	1	4	2	n/a	n/a	22
Q3 2014	18	3	1	0	7	5	n/a	n/a	34
% Change	-33.3	-33.3	0.0	n/a	-42.9	-60.0	n/a	n/a	-35.3
ABSORBED									
Q3 2015	105	18	19	0	13	216	n/a	n/a	371
Q3 2014	46	23	5	1	54	181	n/a	n/a	310
% Change	128.3	-21.7	**	-100.0	-75.9	19.3	n/a	n/a	19.7
Year-to-date 2015	194	32	62	0	32	523	n/a	n/a	843
Year-to-date 2014	125	51	12	3	129	213	n/a	n/a	533
% Change	55.2	-37.3	**	-100.0	-75.2	145.5	n/a	n/a	58.2

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Third Quarter 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Kitchener City									
Q3 2015	131	8	146	0	18	46	0	52	401
Q3 2014	206	12	37	0	0	280	2	184	721
Cambridge City									
Q3 2015	49	0	8	0	14	36	0	0	107
Q3 2014	24	0	4	0	24	187	0	0	239
North Dumfries Township									
Q3 2015	5	0	0	0	3	0	0	0	8
Q3 2014	14	0	0	0	0	0	0	0	14
Waterloo City									
Q3 2015	59	2	19	0	0	68	0	337	485
Q3 2014	61	2	10	0	0	199	8	44	324
Woolwich Township									
Q3 2015	8	0	6	0	0	0	0	0	14
Q3 2014	16	2	8	0	0	0	0	0	26
Kitchener-Cambridge-Waterloo CMA									
Q3 2015	252	10	179	0	35	150	0	389	1,015
Q3 2014	321	16	59	0	24	666	10	228	1,324
Guelph City									
Q3 2015	93	8	49	0	54	89	0	126	419
Q3 2014	48	26	21	0	23	420	0	192	730
Guelph/Eramosa Township									
Q3 2015	14	0	0	0	9	0	0	0	23
Q3 2014	7	0	0	0	4	0	0	0	11
Puslinch Township									
Q3 2015	12	0	0	1	0	0	0	0	13
Q3 2014	9	0	0	2	0	0	0	0	11
Guelph CMA									
Q3 2015	119	8	49	1	63	89	0	126	455
Q3 2014	64	26	21	2	27	420	0	192	752

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Third Quarter 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Kitchener City									
Q3 2015	248	10	267	0	26	812	0	471	1,834
Q3 2014	255	14	94	0	70	515	6	818	1,772
Cambridge City									
Q3 2015	67	2	26	0	52	231	11	0	389
Q3 2014	40	0	9	0	94	195	0	178	516
North Dumfries Township									
Q3 2015	14	0	0	0	11	0	0	0	25
Q3 2014	18	0	0	0	0	0	0	0	18
Waterloo City									
Q3 2015	84	8	19	0	0	1,266	4	714	2,095
Q3 2014	63	6	14	0	12	585	8	955	1,643
Woolwich Township									
Q3 2015	18	2	14	0	0	0	0	0	34
Q3 2014	24	4	16	0	0	0	0	33	77
Kitchener-Cambridge-Waterloo CMA									
Q3 2015	431	22	326	0	89	2,309	15	1,185	4,377
Q3 2014	400	24	133	0	176	1,295	14	1,984	4,026
Guelph City									
Q3 2015	134	24	173	0	126	312	0	372	1,141
Q3 2014	80	42	68	0	59	770	0	209	1,228
Guelph/Eramosa Township									
Q3 2015	31	0	0	0	18	0	0	0	49
Q3 2014	21	0	0	0	4	0	0	0	25
Puslinch Township									
Q3 2015	19	0	0	4	0	0	0	0	23
Q3 2014	21	0	0	2	0	0	0	0	23
Guelph CMA									
Q3 2015	184	24	173	4	144	312	0	372	1,213
Q3 2014	122	42	68	2	63	770	0	209	1,276

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Third Quarter 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Kitchener City									
Q3 2015	129	4	72	0	12	88	0	356	661
Q3 2014	99	0	41	0	0	4	0	30	174
Cambridge City									
Q3 2015	28	0	3	0	14	0	0	122	167
Q3 2014	36	0	0	0	19	56	0	23	134
North Dumfries Township									
Q3 2015	5	0	0	0	0	0	0	0	5
Q3 2014	8	0	0	0	0	0	1	0	9
Waterloo City									
Q3 2015	59	0	4	0	0	199	0	575	837
Q3 2014	54	0	4	0	8	140	0	74	280
Woolwich Township									
Q3 2015	5	6	0	0	0	0	0	0	11
Q3 2014	5	0	0	0	0	0	0	0	5
Kitchener-Cambridge-Waterloo CMA									
Q3 2015	226	10	79	0	26	287	0	1,053	1,681
Q3 2014	202	0	45	0	27	200	1	127	602
Guelph City									
Q3 2015	80	16	17	0	5	215	0	0	333
Q3 2014	36	22	5	0	51	183	0	18	315
Guelph/Eramosa Township									
Q3 2015	15	0	0	0	7	0	0	0	22
Q3 2014	10	0	0	0	0	0	0	0	10
Puslinch Township									
Q3 2015	7	0	0	0	0	0	0	0	7
Q3 2014	4	0	0	1	0	0	0	0	5
Guelph CMA									
Q3 2015	102	16	17	0	12	215	0	0	362
Q3 2014	50	22	5	1	51	183	0	18	330

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Third Quarter 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Kitchener City									
Q3 2015	55	2	18	0	5	63	n/a	n/a	143
Q3 2014	83	2	15	0	3	2	n/a	n/a	105
Cambridge City									
Q3 2015	7	0	0	0	4	3	n/a	n/a	14
Q3 2014	12	0	0	0	4	8	n/a	n/a	24
North Dumfries Township									
Q3 2015	1	0	0	0	0	0	n/a	n/a	1
Q3 2014	3	0	0	0	0	0	n/a	n/a	3
Waterloo City									
Q3 2015	23	0	11	0	4	0	n/a	n/a	38
Q3 2014	41	0	2	0	9	9	n/a	n/a	61
Woolwich Township									
Q3 2015	3	0	1	0	0	0	n/a	n/a	4
Q3 2014	1	0	0	0	0	0	n/a	n/a	1
Kitchener-Cambridge-Waterloo CMA									
Q3 2015	89	2	30	0	13	66	n/a	n/a	200
Q3 2014	140	2	17	0	16	19	n/a	n/a	194
Guelph City									
Q3 2015	8	2	1	0	3	2	n/a	n/a	16
Q3 2014	13	3	1	0	7	5	n/a	n/a	29
Guelph/Eramosa Township									
Q3 2015	4	0	0	0	1	0	n/a	n/a	5
Q3 2014	4	0	0	0	0	0	n/a	n/a	4
Puslinch Township									
Q3 2015	0	0	0	1	0	0	n/a	n/a	1
Q3 2014	1	0	0	0	0	0	n/a	n/a	1
Guelph CMA									
Q3 2015	12	2	1	1	4	2	n/a	n/a	22
Q3 2014	18	3	1	0	7	5	n/a	n/a	34

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Third Quarter 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Kitchener City									
Q3 2015	136	4	69	1	9	48	n/a	n/a	267
Q3 2014	100	0	54	0	3	2	n/a	n/a	159
Cambridge City									
Q3 2015	30	0	3	0	16	1	n/a	n/a	50
Q3 2014	41	0	0	0	22	49	n/a	n/a	112
North Dumfries Township									
Q3 2015	5	0	0	0	0	0	n/a	n/a	5
Q3 2014	9	0	0	0	0	0	n/a	n/a	9
Waterloo City									
Q3 2015	69	0	1	0	3	199	n/a	n/a	272
Q3 2014	47	1	9	0	9	140	n/a	n/a	206
Woolwich Township									
Q3 2015	5	6	0	0	0	0	n/a	n/a	11
Q3 2014	6	0	0	0	0	0	n/a	n/a	6
Kitchener-Cambridge-Waterloo CMA									
Q3 2015	245	10	73	1	28	248	n/a	n/a	605
Q3 2014	203	1	63	0	34	191	n/a	n/a	492
Guelph City									
Q3 2015	82	18	19	0	7	216	n/a	n/a	342
Q3 2014	32	23	5	0	54	181	n/a	n/a	295
Guelph/Eramosa Township									
Q3 2015	15	0	0	0	6	0	n/a	n/a	21
Q3 2014	10	0	0	0	0	0	n/a	n/a	10
Puslinch Township									
Q3 2015	8	0	0	0	0	0	n/a	n/a	8
Q3 2014	4	0	0	1	0	0	n/a	n/a	5
Guelph CMA									
Q3 2015	105	18	19	0	13	216	n/a	n/a	371
Q3 2014	46	23	5	1	54	181	n/a	n/a	310

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3a: History of Housing Starts
Kitchener-Cambridge-Waterloo CMA
2005 - 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2014	866	40	347	2	132	1,960	24	1,079	4,450
% Change	25.7	42.9	99.4	100.0	-15.9	**	50.0	66.5	141.8
2013	689	28	174	1	157	127	16	648	1,840
% Change	-20.9	-30.0	-34.3	n/a	-1.9	-82.3	33.3	-22.5	-36.6
2012	871	40	265	0	160	716	12	836	2,900
% Change	-26.2	5.3	86.6	-100.0	11.1	55.3	n/a	-15.0	-1.8
2011	1,180	38	142	6	144	461	0	983	2,954
% Change	-5.8	-59.6	-48.7	200.0	-30.1	45.0	-100.0	51.7	4.9
2010	1,253	94	277	2	206	318	15	648	2,815
% Change	7.9	51.6	-8.0	n/a	-23.4	38.3	114.3	141.8	22.5
2009	1,161	62	301	0	269	230	7	268	2,298
% Change	-19.7	-24.4	-15.0	-100.0	27.5	**	75.0	-45.2	-12.8
2008	1,445	82	354	1	211	48	4	489	2,634
% Change	24.7	-65.0	-30.5	n/a	**	-57.1	-87.9	-22.7	-3.9
2007	1,159	234	509	0	60	112	33	633	2,740
% Change	-24.8	11.4	12.1	n/a	-36.8	**	n/a	138.0	5.4
2006	1,542	210	454	0	95	32	0	266	2,599
% Change	-25.9	81.0	-37.5	n/a	-34.5	-84.3	-100.0	-36.2	-30.9
2005	2,082	116	726	0	145	204	73	417	3,763

Source: CMHC (Starts and Completions Survey)

Table 1.3b: History of Housing Starts
Guelph CMA
2005 - 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2014	201	54	124	3	37	436	0	209	1,064
% Change	8.1	-34.1	**	-57.1	-78.2	7.1	-100.0	**	19.6
2013	186	82	9	7	170	407	5	24	890
% Change	-30.1	86.4	-87.7	-22.2	24.1	107.7	n/a	**	21.8
2012	266	44	73	9	137	196	0	6	731
% Change	4.7	-12.0	49.0	80.0	-2.8	13.3	-100.0	-92.9	-4.3
2011	254	50	49	5	141	173	8	84	764
% Change	-36.7	47.1	-59.8	0.0	-47.6	-8.0	n/a	**	-25.2
2010	401	34	122	5	269	188	0	2	1,021
% Change	34.6	-54.1	22.0	**	**	168.6	n/a	n/a	80.1
2009	298	74	100	1	24	70	0	0	567
% Change	-29.2	68.2	-21.3	-75.0	-27.3	-79.5	n/a	-100.0	-47.8
2008	421	44	127	4	33	341	0	117	1,087
% Change	-26.8	-24.1	-48.8	n/a	26.9	**	n/a	n/a	15.5
2007	575	58	248	0	26	34	0	0	941
% Change	18.6	-27.5	28.5	n/a	116.7	-32.0	n/a	-100.0	8.9
2006	485	80	193	0	12	50	0	44	864
% Change	-14.3	14.3	65.0	n/a	-92.4	n/a	-100.0	33.3	-9.1
2005	566	70	117	0	157	0	8	33	951

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type Third Quarter 2015											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2015	Q3 2014	Q3 2015	Q3 2014	Q3 2015	Q3 2014	Q3 2015	Q3 2014	Q3 2015	Q3 2014	% Change
Kitchener-Cambridge-Waterloo	252	321	10	16	214	91	539	896	1,015	1,324	-23.3
Kitchener City	131	206	8	12	164	37	98	466	401	721	-44.4
Cambridge City	49	24	0	0	22	28	36	187	107	239	-55.2
North Dumfries Township	5	14	0	0	3	0	0	0	8	14	-42.9
Waterloo City	59	61	2	2	19	18	405	243	485	324	49.7
Woolwich Township	8	16	0	2	6	8	0	0	14	26	-46.2
Guelph CMA	120	66	8	26	112	48	215	612	455	752	-39.5
Guelph City	93	48	8	26	103	44	215	612	419	730	-42.6
Guelph/Eramosa Township	14	7	0	0	9	4	0	0	23	11	109.1
Puslinch Township	13	11	0	0	0	0	0	0	13	11	18.2

Table 2.1: Starts by Submarket and by Dwelling Type January - September 2015											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Kitchener-Cambridge-Waterloo	703	660	28	26	408	392	1,303	1,950	2,442	3,028	-19.4
Kitchener City	414	410	10	14	286	261	416	908	1126	1593	-29.3
Cambridge City	93	73	2	0	82	84	44	317	221	474	-53.4
North Dumfries Township	15	23	0	0	11	0	0	0	26	23	13.0
Waterloo City	163	128	8	8	23	31	843	692	1037	859	20.7
Woolwich Township	18	26	8	4	6	16	0	33	32	79	-59.5
Guelph CMA	287	165	22	48	246	104	287	645	842	962	-12.5
Guelph City	220	114	22	48	230	100	287	645	759	907	-16.3
Guelph/Eramosa Township	42	29	0	0	16	4	0	0	58	33	75.8
Puslinch Township	25	22	0	0	0	0	0	0	25	22	13.6

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
Third Quarter 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2015	Q3 2014	Q3 2015	Q3 2014	Q3 2015	Q3 2014	Q3 2015	Q3 2014
Kitchener-Cambridge-Waterloo	214	81	0	10	150	668	389	228
Kitchener City	164	35	0	2	46	282	52	184
Cambridge City	22	28	0	0	36	187	0	0
North Dumfries Township	3	0	0	0	0	0	0	0
Waterloo City	19	10	0	8	68	199	337	44
Woolwich Township	6	8	0	0	0	0	0	0
Guelph CMA	112	48	0	0	89	420	126	192
Guelph City	103	44	0	0	89	420	126	192
Guelph/Eramosa Township	9	4	0	0	0	0	0	0
Puslinch Township	0	0	0	0	0	0	0	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - September 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Kitchener-Cambridge-Waterloo	397	373	11	19	467	943	836	1,007
Kitchener City	286	255	0	6	188	521	228	387
Cambridge City	71	84	11	0	44	195	0	122
North Dumfries Township	11	0	0	0	0	0	0	0
Waterloo City	23	18	0	13	235	227	608	465
Woolwich Township	6	16	0	0	0	0	0	33
Guelph CMA	246	104	0	0	95	436	192	209
Guelph City	230	100	0	0	95	436	192	209
Guelph/Eramosa Township	16	4	0	0	0	0	0	0
Puslinch Township	0	0	0	0	0	0	0	0

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
Third Quarter 2015

Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2015	Q3 2014	Q3 2015	Q3 2014	Q3 2015	Q3 2014	Q3 2015	Q3 2014
Kitchener-Cambridge-Waterloo	441	396	185	690	389	238	1,015	1,324
Kitchener City	285	255	64	280	52	186	401	721
Cambridge City	57	28	50	211	0	0	107	239
North Dumfries Township	5	14	3	0	0	0	8	14
Waterloo City	80	73	68	199	337	52	485	324
Woolwich Township	14	26	0	0	0	0	14	26
Guelph CMA	176	111	153	449	126	192	455	752
Guelph City	150	95	143	443	126	192	419	730
Guelph/Eramosa Township	14	7	9	4	0	0	23	11
Puslinch Township	12	9	1	2	0	0	13	11

Table 2.5: Starts by Submarket and by Intended Market
January - September 2015

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Kitchener-Cambridge-Waterloo	1,057	950	538	1,051	847	1,027	2,442	3,028
Kitchener City	692	646	206	554	228	393	1,126	1,593
Cambridge City	124	82	86	270	11	122	221	474
North Dumfries Township	15	22	11	0	0	1	26	23
Waterloo City	194	154	235	227	608	478	1,037	859
Woolwich Township	32	46	0	0	0	33	32	79
Guelph CMA	455	283	195	470	192	209	842	962
Guelph City	391	234	176	464	192	209	759	907
Guelph/Eramosa Township	42	29	16	4	0	0	58	33
Puslinch Township	22	20	3	2	0	0	25	22

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type Third Quarter 2015											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2015	Q3 2014	Q3 2015	Q3 2014	Q3 2015	Q3 2014	Q3 2015	Q3 2014	Q3 2015	Q3 2014	% Change
Kitchener-Cambridge-Waterloo	226	203	10	0	105	72	1340	327	1681	602	179.2
Kitchener City	129	99	4	0	84	41	444	34	661	174	**
Cambridge City	28	36	0	0	17	19	122	79	167	134	24.6
North Dumfries Township	5	9	0	0	0	0	0	0	5	9	-44.4
Waterloo City	59	54	0	0	4	12	774	214	837	280	198.9
Woolwich Township	5	5	6	0	0	0	0	0	11	5	120.0
Guelph CMA	102	51	16	22	29	56	215	201	362	330	9.7
Guelph City	80	36	16	22	22	56	215	201	333	315	5.7
Guelph/Eramosa Township	15	10	0	0	7	0	0	0	22	10	120.0
Puslinch Township	7	5	0	0	0	0	0	0	7	5	40.0

Table 3.1: Completions by Submarket and by Dwelling Type January - September 2015											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Kitchener-Cambridge-Waterloo	637	496	30	16	270	328	1848	644	2785	1484	87.7
Kitchener City	375	260	12	8	174	246	690	195	1251	709	76.4
Cambridge City	68	93	0	0	69	37	168	79	305	209	45.9
North Dumfries Township	17	21	0	2	0	0	0	0	17	23	-26.1
Waterloo City	159	109	2	4	19	45	962	370	1142	528	116.3
Woolwich Township	18	13	16	2	8	0	28	0	70	15	**
Guelph CMA	188	130	32	54	91	138	546	230	857	552	55.3
Guelph City	145	90	32	54	84	138	546	230	807	512	57.6
Guelph/Eramosa Township	23	22	0	0	7	0	0	0	30	22	36.4
Puslinch Township	20	18	0	0	0	0	0	0	20	18	11.1

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
Third Quarter 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2015	Q3 2014	Q3 2015	Q3 2014	Q3 2015	Q3 2014	Q3 2015	Q3 2014
Kitchener-Cambridge-Waterloo	105	72	0	0	287	200	1,053	127
Kitchener City	84	41	0	0	88	4	356	30
Cambridge City	17	19	0	0	0	56	122	23
North Dumfries Township	0	0	0	0	0	0	0	0
Waterloo City	4	12	0	0	199	140	575	74
Woolwich Township	0	0	0	0	0	0	0	0
Guelph CMA	29	56	0	0	215	183	0	18
Guelph City	22	56	0	0	215	183	0	18
Guelph/Eramosa Township	7	0	0	0	0	0	0	0
Puslinch Township	0	0	0	0	0	0	0	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - September 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Kitchener-Cambridge-Waterloo	262	307	8	21	411	328	1,437	316
Kitchener City	174	234	0	12	109	60	581	135
Cambridge City	69	37	0	0	0	56	168	23
North Dumfries Township	0	0	0	0	0	0	0	0
Waterloo City	11	36	8	9	302	212	660	158
Woolwich Township	8	0	0	0	0	0	28	0
Guelph CMA	91	138	0	0	523	211	23	19
Guelph City	84	138	0	0	523	211	23	19
Guelph/Eramosa Township	7	0	0	0	0	0	0	0
Puslinch Township	0	0	0	0	0	0	0	0

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market Third Quarter 2015								
Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2015	Q3 2014	Q3 2015	Q3 2014	Q3 2015	Q3 2014	Q3 2015	Q3 2014
Kitchener-Cambridge-Waterloo	315	247	313	227	1,053	128	1,681	602
Kitchener City	205	140	100	4	356	30	661	174
Cambridge City	31	36	14	75	122	23	167	134
North Dumfries Township	5	8	0	0	0	1	5	9
Waterloo City	63	58	199	148	575	74	837	280
Woolwich Township	11	5	0	0	0	0	11	5
Guelph CMA	135	77	227	235	0	18	362	330
Guelph City	113	63	220	234	0	18	333	315
Guelph/Eramosa Township	15	10	7	0	0	0	22	10
Puslinch Township	7	4	0	1	0	0	7	5

Table 3.5: Completions by Submarket and by Intended Market January - September 2015								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Kitchener-Cambridge-Waterloo	834	753	505	413	1,446	338	2,785	1,484
Kitchener City	533	466	137	96	581	147	1,251	709
Cambridge City	70	93	66	93	169	23	305	209
North Dumfries Township	17	22	0	0	0	1	17	23
Waterloo City	172	137	302	224	668	167	1,142	528
Woolwich Township	42	15	0	0	28	0	70	15
Guelph CMA	280	191	554	342	23	19	857	552
Guelph City	238	153	546	340	23	19	807	512
Guelph/Eramosa Township	23	22	7	0	0	0	30	22
Puslinch Township	19	16	1	2	0	0	20	18

Source: CMHC (Starts and Completions Survey)

Table 4a: Absorbed Single-Detached Units by Price Range
Third Quarter 2015

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $349,999		$350,000 - $399,999		$400,000 - $449,999		$450,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Kitchener City													
Q3 2015	0	0.0	20	14.6	20	14.6	36	26.3	61	44.5	137	425,000	481,468
Q3 2014	0	0.0	19	19.0	26	26.0	17	17.0	38	38.0	100	420,000	444,632
Year-to-date 2015	3	0.7	85	21.1	89	22.1	87	21.6	138	34.3	402	400,000	445,365
Year-to-date 2014	3	1.2	38	15.7	63	26.0	39	16.1	99	40.9	242	425,000	458,781
Cambridge City													
Q3 2015	0	0.0	2	7.1	12	42.9	10	35.7	4	14.3	28	-	422,157
Q3 2014	0	0.0	3	7.7	11	28.2	12	30.8	13	33.3	39	387,500	433,512
Year-to-date 2015	1	1.6	9	14.1	20	31.3	16	25.0	18	28.1	64	-	416,675
Year-to-date 2014	0	0.0	10	10.9	21	22.8	32	34.8	29	31.5	92	387,500	434,967
North Dumfries Township													
Q3 2015	0	0.0	0	0.0	1	25.0	2	50.0	1	25.0	4	-	-
Q3 2014	0	0.0	2	28.6	3	42.9	1	14.3	1	14.3	7	-	-
Year-to-date 2015	0	0.0	2	10.5	5	26.3	4	21.1	8	42.1	19	-	406,271
Year-to-date 2014	0	0.0	6	35.3	4	23.5	5	29.4	2	11.8	17	-	-
Waterloo City													
Q3 2015	0	0.0	2	2.9	2	2.9	24	34.8	41	59.4	69	450,000	533,187
Q3 2014	0	0.0	1	2.1	5	10.6	18	38.3	23	48.9	47	450,000	516,942
Year-to-date 2015	0	0.0	6	3.5	11	6.5	47	27.6	106	62.4	170	450,000	544,977
Year-to-date 2014	1	1.0	1	1.0	19	18.1	29	27.6	55	52.4	105	450,000	507,214
Woolwich Township													
Q3 2015	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	2	-	-
Q3 2014	1	33.3	1	33.3	0	0.0	0	0.0	1	33.3	3	-	-
Year-to-date 2015	0	0.0	5	41.7	5	41.7	1	8.3	1	8.3	12	-	335,000
Year-to-date 2014	1	10.0	1	10.0	1	10.0	0	0.0	7	70.0	10	-	595,700
Kitchener-Cambridge-Waterloo CMA													
Q3 2015	0	0.0	25	10.4	36	15.0	72	30.0	107	44.6	240	430,000	485,794
Q3 2014	1	0.5	26	13.3	45	23.0	48	24.5	76	38.8	196	430,000	454,803
Year-to-date 2015	4	0.6	107	16.0	130	19.5	155	23.2	271	40.6	667	420,000	466,048
Year-to-date 2014	5	1.1	56	12.0	108	23.2	105	22.5	192	41.2	466	430,000	463,852

Source: CMHC (Market Absorption Survey)

Table 4b: Absorbed Single-Detached Units by Price Range
Third Quarter 2015

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $349,999		$350,000 - $399,999		$400,000 - $449,999		$450,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Guelph City													
Q3 2015	1	1.3	0	0.0	2	2.5	13	16.3	64	80.0	80	-	541,269
Q3 2014	0	0.0	1	3.1	1	3.1	13	40.6	17	53.1	32	-	458,858
Year-to-date 2015	2	1.4	0	0.0	10	6.8	28	19.0	107	72.8	147	482,500	530,475
Year-to-date 2014	1	1.1	1	1.1	10	11.5	43	49.4	32	36.8	87	420,000	440,798
Guelph/Eramosa Township													
Q3 2015	0	0.0	0	0.0	0	0.0	0	0.0	11	100.0	11	-	582,078
Q3 2014	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8	-	620,933
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	16	100.0	16	-	582,078
Year-to-date 2014	0	0.0	1	6.3	0	0.0	0	0.0	15	93.8	16	-	620,933
Puslinch Township													
Q3 2015	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
Q3 2014	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	-	978,104
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	-	-
Year-to-date 2014	1	10.0	0	0.0	0	0.0	0	0.0	9	90.0	10	-	978,104
Guelph CMA													
Q3 2015	1	1.1	0	0.0	2	2.2	13	14.0	77	82.8	93	515,000	543,651
Q3 2014	0	0.0	1	2.2	1	2.2	13	28.9	30	66.7	45	500,000	551,719
Year-to-date 2015	2	1.2	0	0.0	10	5.9	28	16.6	129	76.3	169	505,000	547,778
Year-to-date 2014	2	1.8	2	1.8	10	8.8	43	38.1	56	49.6	113	450,000	517,817

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units Third Quarter 2015						
Submarket	Q3 2015	Q3 2014	% Change	YTD 2015	YTD 2014	% Change
Kitchener-Cambridge-Waterloo	485,794	454,803	6.8	466,048	463,852	0.5
Kitchener City	481,468	444,632	8.3	445,365	458,781	-2.9
Cambridge City	422,157	433,512	-2.6	416,675	434,967	-4.2
North Dumfries Township	--	--	n/a	--	--	n/a
Waterloo City	533,187	516,942	3.1	544,977	507,214	7.4
Woolwich Township	--	--	n/a	--	--	n/a
Guelph CMA	543,651	551,719	-1.5	547,778	517,817	5.8
Guelph City	541,269	458,858	18.0	530,475	440,798	20.3
Guelph/Eramosa Township	--	--	n/a	--	--	n/a
Puslinch Township	--	--	n/a	--	--	n/a

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Kitchener Third Quarter 2015										
		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2014	January	261	-7.1	456	839	794	57.4	326,112	3.0	330,406
	February	349	-9.4	471	602	729	64.6	338,328	0.9	340,261
	March	449	-10.4	493	783	798	61.8	325,746	1.6	327,405
	April	549	-4.7	340	962	739	46.0	341,095	2.1	330,072
	May	589	-3.0	523	1,049	729	71.7	345,769	3.6	336,677
	June	586	8.1	468	892	816	57.4	352,775	6.2	341,644
	July	577	9.1	444	850	779	57.0	338,520	4.7	337,800
	August	480	11.9	369	624	689	53.6	328,167	2.1	328,922
	September	451	10.0	427	870	656	65.1	339,489	7.6	344,646
	October	478	19.2	420	817	761	55.2	334,070	4.9	339,408
	November	382	-2.1	529	532	800	66.1	329,411	2.2	334,525
	December	266	11.3	426	290	724	58.8	329,953	2.9	337,670
2015	January	246	-5.7	391	711	669	58.4	324,894	-0.4	329,298
	February	354	1.4	489	680	732	66.8	330,484	-2.3	332,015
	March	509	13.4	405	902	814	49.8	351,236	7.8	353,293
	April	629	14.6	413	1,049	798	51.8	356,193	4.4	344,968
	May	645	9.5	525	1,004	786	66.8	352,081	1.8	342,499
	June	637	8.7	478	960	763	62.6	351,601	-0.3	340,764
	July	588	1.9	492	813	758	64.9	345,943	2.2	344,920
	August	472	-1.7	483	717	788	61.3	346,152	5.5	347,050
	September									
	October									
	November									
	December									
	Q2 2014	1,724	-0.1		2,903			346,662	4.0	
	Q2 2015	1,911	10.8		3,013			353,275	1.9	
	YTD 2014	4,291	0.7		7,471			338,628	3.6	
	YTD 2015	s.o.	s.o.		s.o.			s.o.	s.o.	

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[1]Source: CREA, data for September not available at time of publication

[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 5b: MLS® Residential Activity for Guelph Third Quarter 2015										
		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2014	January	166	-12.2	243	380	392	62.0	351,860	10.1	356,989
	February	232	8.9	249	348	386	64.5	330,732	-1.6	329,598
	March	286	1.1	250	436	373	67.0	351,302	-2.1	351,035
	April	333	3.4	272	515	412	66.0	374,031	9.1	366,323
	May	360	8.4	276	583	429	64.3	370,991	-1.6	362,797
	June	360	2.3	287	499	408	70.3	358,631	4.4	350,130
	July	300	-4.5	262	468	413	63.4	366,953	8.3	368,199
	August	279	2.6	293	401	444	66.0	352,975	9.6	366,334
	September	291	18.8	291	486	422	69.0	361,406	5.0	358,469
	October	282	6.4	293	398	400	73.3	346,384	3.8	348,015
	November	229	-5.0	277	238	363	76.3	367,420	4.0	370,253
	December	177	30.1	301	177	488	61.7	356,784	7.5	361,325
2015	January	172	3.6	261	400	419	62.3	356,442	1.3	362,550
	February	271	16.8	290	385	431	67.3	377,525	14.1	374,495
	March	310	8.4	272	517	426	63.8	361,458	2.9	363,012
	April	365	9.6	295	561	452	65.3	382,261	2.2	373,246
	May	422	17.2	345	634	469	73.6	387,956	4.6	376,640
	June	383	6.4	293	626	469	62.5	383,066	6.8	375,387
	July	390	30.0	326	472	444	73.4	379,590	3.4	377,311
	August	302	8.2	309	362	412	75.0	371,440	5.2	381,174
	September									
	October									
	November									
	December									
	Q2 2014	1,053	4.7		1,597			367,726	3.8	
	Q2 2015	1,170	11.1		1,821			384,579	4.6	
	YTD 2014	2,607	3.4		4,116			359,249	4.3	
	YTD 2015	s.o.	s.o.		s.o.			s.o.	s.o.	

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[1]Source: CREA, data for September not available at time of publication

[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 5c: MLS® Residential Activity for Cambridge Third Quarter 2015										
		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) 5A
2014	January	155	-4.3	236	421	427	55.3	314,033	11.6	328,832
	February	217	-11.8	244	403	442	55.2	314,421	9.3	316,357
	March	277	-0.4	248	403	384	64.6	303,831	1.9	297,914
	April	317	-7.8	247	495	425	58.1	314,153	1.8	308,796
	May	335	-4.6	269	567	442	60.9	338,747	8.8	321,389
	June	308	1.0	257	519	438	58.7	333,932	9.2	325,316
	July	312	11.4	266	477	421	63.2	309,037	4.9	314,792
	August	229	-8.8	258	449	477	54.1	320,860	6.1	323,731
	September	244	8.4	246	471	416	59.1	323,106	7.9	323,404
	October	259	0.0	260	466	438	59.4	337,080	22.6	342,851
	November	206	0.0	255	304	429	59.4	330,566	13.1	325,621
	December	154	-18.5	228	183	419	54.4	309,806	3.9	320,568
2015	January	155	0.0	252	389	422	59.7	307,363	-2.1	321,040
	February	214	-1.4	241	377	423	57.0	327,073	4.0	327,957
	March	281	1.4	243	513	456	53.3	327,217	7.7	324,490
	April	350	10.4	279	617	525	53.1	341,513	8.7	332,785
	May	368	9.9	285	571	451	63.2	336,786	-0.6	321,548
	June	393	27.6	289	578	460	62.8	335,218	0.4	326,098
	July	323	3.5	281	529	471	59.7	324,548	5.0	331,168
	August	296	29.3	311	411	439	70.8	329,599	2.7	330,831
	September									
	October									
	November									
	December									
	Q2 2014	960	-4.0		1,581			329,081	6.6	
	Q2 2015	1,111	15.7		1,766			337,720	2.6	
	YTD 2014	2,394	-2.0		4,205			319,848	6.4	
	YTD 2015	s.o.	s.o.		s.o.			s.o.	s.o.	

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[1]Source: CREA, data for September not available at time of publication
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6a: Economic Indicators
Third Quarter 2015

		Interest Rates			NHPI, Total, Kitchener-Cambridge-Waterloo CMA 2007=100	CPI, 2002 =100 (Ontario)	Kitchener Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2014	January	595	3.14	5.24	110.9	123.3	285.0	6.6	73.5	902
	February	595	3.14	5.24	111.7	124.6	282.1	6.8	72.9	901
	March	581	3.14	4.99	111.7	125.1	279.3	6.9	72.2	911
	April	570	3.14	4.79	111.7	125.9	275.3	7.1	71.2	917
	May	570	3.14	4.79	111.8	126.5	278.0	6.9	71.7	915
	June	570	3.14	4.79	111.8	126.9	279.9	6.6	71.9	902
	July	570	3.14	4.79	112.0	126.5	279.9	6.4	71.7	892
	August	570	3.14	4.79	112.3	126.5	279.5	6.7	71.7	880
	September	570	3.14	4.79	112.6	126.7	281.5	6.8	72.3	879
	October	570	3.14	4.79	112.9	126.8	286.2	6.3	73.0	879
	November	570	3.14	4.79	113.2	126.3	288.5	6.1	73.3	889
	December	570	3.14	4.79	113.6	125.4	290.0	5.8	73.4	898
2015	January	570	3.14	4.79	113.6	125.3	290.8	5.7	73.5	901
	February	567	2.89	4.74	114.0	126.2	289.6	5.5	73.0	911
	March	567	2.89	4.74	114.0	127.1	287.9	5.5	72.5	917
	April	561	2.89	4.64	114.0	126.9	281.7	6.0	71.2	918
	May	561	2.89	4.64	114.0	127.7	278.5	5.8	70.2	907
	June	561	2.89	4.64	114.3	128.2	275.0	5.5	69.1	890
	July	561	2.89	4.64	114.0	128.4	275.1	5.1	68.8	885
	August	561	2.89	4.64	114.1	128.0	275.4	5.8	69.3	883
	September	561	2.89	4.64		127.8	278.1	5.8	69.9	892
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

Table 6b: Economic Indicators
Third Quarter 2015

		Interest Rates			NHPI, Total, Ontario 2007=100	CPI, 2002 =100 (Ontario)	Guelph Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2014	January	595	3.14	5.24	117.5	123.3	78.3	6.8	66.8	838
	February	595	3.14	5.24	117.9	124.6	78.6	6.5	66.7	842
	March	581	3.14	4.99	117.9	125.1	78.8	6.3	66.6	854
	April	570	3.14	4.79	118.4	125.9	78.1	6.7	66.3	864
	May	570	3.14	4.79	118.4	126.5	77.5	7.1	65.9	881
	June	570	3.14	4.79	118.8	126.9	78.8	7.2	67.0	882
	July	570	3.14	4.79	118.7	126.5	80.4	7.2	68.2	881
	August	570	3.14	4.79	119.1	126.5	82.8	6.7	69.8	891
	September	570	3.14	4.79	119.3	126.7	84.1	6.2	70.5	896
	October	570	3.14	4.79	119.4	126.8	84.7	5.7	70.4	889
	November	570	3.14	4.79	119.6	126.3	85.0	5.5	70.4	882
	December	570	3.14	4.79	119.8	125.4	85.3	5.1	70.3	881
2015	January	570	3.14	4.79	119.7	125.3	86.0	5.1	70.8	888
	February	567	2.89	4.74	120.1	126.2	87.9	5.0	72.1	912
	March	567	2.89	4.74	120.3	127.1	89.6	4.8	73.4	943
	April	561	2.89	4.64	120.6	126.9	90.3	4.1	73.4	991
	May	561	2.89	4.64	121.0	127.7	90.4	3.7	73.1	998
	June	561	2.89	4.64	121.5	128.2	90.1	3.4	72.7	1,002
	July	561	2.89	4.64	121.9	128.4	89.6	3.6	72.2	994
	August	561	2.89	4.64	122.5	128.0	89.2	3.7	71.8	993
	September	561	2.89	4.64		127.8	89.4	3.6	71.9	982
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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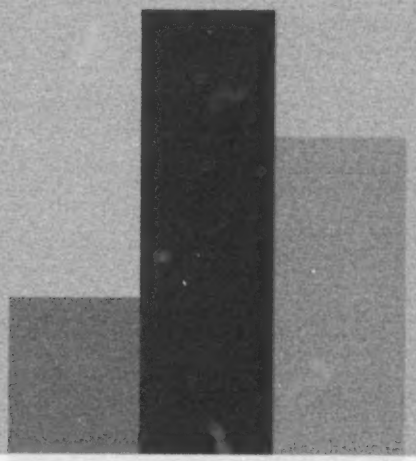

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- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Canada and Regional
- Housing Market Outlook, Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Housing Now, Canada
- Housing Now, Major Centres
- Housing Now, Regional
- Monthly Housing Statistics
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